

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ARCHITECTURAL CONTROL COMMITTEE MEETINGS  
TUESDAY, FEBRUARY 21, 2012 - 6:30 P.M.  
THE REGENT - 6437 WATSON ROAD, RIVERVIEW, FL  
MINUTES

I. CALL TO ORDER

Bob Berry President of the Providence Lakes Master Association, Inc., called the Board of Directors & ACC Meeting to order at 6:31 P.M. on February 21, 2012 at the The Regent, 6437 Watson Road, Riverview, FL.

II. ROLL CALL

Directors Present: Bob Berry, Mike Stuart, Jill Moreno, Ted Thoman, Steve Kramer and Nathan Stiles

Directors Absent: None

Staff: Louise Brown, CAM

Guests: None

Notice was posted on the park bulletin board and website in accordance with the documents and the Florida statutes.

III. MINUTES

Nathan Stiles made a motion to waive the reading and approve the minutes and synopsis minutes of the January 17, 2012, Board of Directors & ACC Meeting as written. Steve Kramer seconded the motion. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Management Report - Deed Restrictions/Architectural Control

1. ACC Control – The Board took action on fifteen (15) items. A motion was made and seconded to approve submissions 1- 12. All in favor the motion passed. Submission 13, with a Variance of Waiver approved the Attorney, was approved by a vote of the Board of Directors with five (5) in favor of approval and one (1) opposed to approval. Submissions 14 & 15 are on hold pending additional information.

2. Legal/Deed Restrictions [LOOK] Items – The Board took action on nine (9) items.

B. Crime Watch – Mike Stuart – No report was given.

C. Grounds/Irrigation – Ted Thoman

- Nutria – The population of this nuisance species is growing as the water levels and the temperature drops. Families of them have been noted near Storington and Chepacket. A motion was made and seconded to approve a sixty (60) day contract with Carlton Trapping Service, LLC. All in favor the motion passed.
- Palm Trees – The Board discussed removing the palm trees that were planted by the developers on homeowner's property. These are difficult to trim and maintain. The Association agreed to hire a contractor and coordinate the removal of the three (3) behind the entrance sign and the six (6) along the community wall on the west side of the homeowner's property at 1130 English Bluffs. The homeowner is to be advised he will need to pay to remove the trees on their property or begin to maintain them. The Board requested the manager to identify all properties with this condition.

D. Website – Jill Moreno – Facebook information will be published in the welcome letter.

E. Planning – Bob Berry/Steve Kramer – No report was given. There will be a meeting soon.

V. BUSINESS

A. Facebook – There will be a link to the Providence Lakes website on Facebook.

B. Manual of Standards and Procedures (Adding Living Space, Screen Enclosures, Aluminum/Glass Additions, Room Additions, Metal Roofs, Fences) – The Board unanimously approved the Manual of Standards and Procedures with the minor revisions. – Tabled, awaiting final review by Attorney.

C. Board Training in March – Four (4) Board members can attend, two (2) may not be able to attend.

VI. NEXT MEETING

The next Board of Directors & ACC Meeting is scheduled for March 20, 2012, at 6:30 p.m. at The Regent, 6437 Watson Road, Riverview, FL.

VII. ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:30 P.M. All in favor, the motion passed.

Respectfully submitted,

Gigi Garrett, For the Secretary

These minutes were approved on

3-28-12

Signed

Printed Name

Jill Moreno  
Jill Moreno